

CARROLL COUNTY FINAL RATIO STUDY REPORT

September 15, 2015

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)				
REAL ESTATE (COMMERCIAL)				
REAL ESTATE (VACANT)				
TOTAL REAL ESTATE				
REAL ESTATE AGRICULTURAL VALUE				
PERSONAL (AUTO/OTHER)	51,399,193	20.01	256,840,479	
BUSINESS PERSONAL	26,627,590	20.00	133,137,950	
GRAND TOTAL	78,026,783		389,978,429	20.01

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE RESIDENTIAL IMPROVED						
COMMERCIAL IMPROVED						
VACANT LAND						
AGRICULTURAL						
PERSONAL (AUTO/OTHER)	40	20.01				
BUSINESS PERSONAL	27	20.00	20.00	20.00	0.00	1.00

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RATIO STUDY BREAKDOWN BY CITY										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
CITY										
BERRYVILLE									13	20.00
EUREKA SPRINGS									8	20.00
GREEN FOREST									4	20.00
HOLIDAY ISLAND									2	20.00

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
SCHOOL DISTRICT										
BERRYVILLE									13	20.00
EUREKA SPRINGS									10	20.00
GREEN FOREST									4	20.00